

Minutes  
Spring Hope Board of Commissioners Meeting  
August 7, 2023

A regular meeting of the Town of Spring Hope Board of Commissioners was held at 7 p.m. at the Spring Hope Town Hall in the Commissioners Room.

Members present: Mayor Pritchard, Commissioners Brenda Lucas, Tony Jefferys, Brent Cone and James F. Gwaltney. Commissioner Griffin was absent.

Also present was Town Manager Andrew DeIonno, Town Clerk Michele Collins and Town Attorney Ryan King.

Lindell Kay from the Nashville Graphic and Hannah Camarena from the Spring Hope Enterprise were in attendance.

Mayor Pritchard called the meeting to order and led the pledge.

Commissioner Cone made a motion to approve the minutes of the July meeting as written; Commissioner Lucas seconded and the motion passed unanimously.

#### New Business

Eagle Scout candidate Anna Pullen introduced herself and explained that she needed to do a community project to help her qualify for the Eagle Scout honor. She said she wanted to do an informational kiosk at the Spring Hope Community Park as well as some light landscaping. Miss Pullen said that she would need the signature of the beneficiary which would be the town to move forward.

Commissioner Cone made a motion to approve the project; Commissioner Jefferys seconded and the motion passed unanimously.

Bruce Naegelen from NC Commerce told the board that he was there to speak about creating a plan to help the town with an Economic Plan. He said that Main Street would do an assessment to help the town with Economic Development. Mr. Naegelen told the board that he and his co-worker had toured the town in June with Andrew. He said that since Spring Hope was a designated Main Street Community, they would be glad to help. He also said that the only charges for their services would be the cost of mileage. He commented that the only other requirement was to sign a resolution and a Memo of Understanding. Mr. DeIonno told the board that the Downtown Development Board would be involved and help in any way.

Commissioner Cone made a motion to accept the resolution with NC Commerce; Commissioner Lucas seconded and the motion passed unanimously.

Mr. DeIonno asked the board to consider the new contract with Nash County. He said that the agreement would give the county the ability to continue to use the field at the park even though the town would take control of day-to-day operation back.

Commissioner Cone made a motion to accept the new agreement with Nash County; Commissioner Gwaltney seconded and the motion passed unanimously.

Mr. DeLonno told the board that the Chamber had submitted an event permit for the Pumpkin Festival. He mentioned that it was incomplete since there was no answer on the carnival venue. He said that there needs to be a cut-off date as the town is not insured for a carnival or bouncy houses. He said that is why anyone wanting these types of events must have additional insurance on their own as well as the company providing services. He and the attorney Ryan King agreed that both policies must state and hold the town harmless.

Claris Bissette from the Chamber said that the problem is that there is no location big enough to hold the carnival rides as well as the sleep trailers. Mayor Pritchard asked if they had asked Spaulding or the owners of the old Lowes shopping center. Ms. Bissette said she did not know if anyone had talked about it but that she would mention it at the festival meeting. Commissioner Cone asked if the Chamber could come back in September with more details, Mr. DeLonno said that the Sept. 5<sup>th</sup> meeting would be the cut-off date.

Commissioner Cone made a motion to table the decision on the event permit; Commissioner Jefferys seconded and the motion passed unanimously.

Mr. DeLonno told the board that the upcoming Public Hearing was for a property adjacent to a home at 804 E Nash St. He said that the area was zoned R8 and that the owners were using it to park their log truck on it. He said that they received a zoning violation and asked to be rezoned so that they could park there.

Commissioner Cone made a motion to go into Public Hearing for a map amendment changing Parcel #033161 from R8 to LI; Commissioner Gwaltney seconded and the motion passed unanimously.

#### Public Hearing

Anita Vasquez, the owner of the property, said that when they purchased the property, they did not realize they couldn't park their truck in the area. She said that right now they were just interested in parking their trucks and she reminded the board that everything around her was commercial use.

Kent Sessoms made a comment that the board gives everyone a hard time and that they need to help these people.

Joseph Hancammon said that he lived on Oak St. and said that he noticed that many people are against truckers. He said that he supported the change as a fellow trucker.

Commissioner Lucas made a motion to go back into regular session; Commissioner Cone seconded and the motion passed unanimously.

#### Regular Session

Commissioner Cone said that since there was no opposition from other residents and or business owners, he did not have an issue with the change.

Commissioner Cone made a motion to rezone Parcel #033161 to LI; Commissioner Lucas seconded and the motion passed.

Commissioner Cone made a motion to go into Public Hearing to rezone parcels #007770 and #006124 from LI to R15; Commissioner Gwaltney seconded and the motion passed unanimously.

### Public Hearing

Kent Sessoms said that the board needed to treat everyone the same and if they have big pockets it shouldn't matter.

Nathan Edwards representing Edwards Inc. said that they did not want the rezoning. He said that they would like to keep the area zoned LI even though they had no current plans but that it would leave the potential for the future.

Cindy Strickland Joyner representing Strickland Industries said she thought that it would be best to leave the area as LI. She said that less than 1% of Nash County was LI and that the town may need it to stay that way.

Commissioner Cone made a motion to close the Public Hearing; Commissioner Lucas seconded and the motion passed unanimously.

### Regular Session

Commissioner Gwaltney said that the residents around the proposed rezoning area were very clear with the fact that they were against any commercial use near their homes. Commissioner Cone mentioned that the letter resented from the two owners of the property referenced keeping the area residential.

Commissioner Gwaltney made a motion to rezone parcels #00770 and #006124 from LI to R15; Commissioner Cone seconded the motion, Commissioner Jefferys abstained and Commissioner Lucas voted nay. The motion passed to 3 to 1.

Mayor Pritchard said he was disappointed in the board taking the action for rezoning without a request from the property owner to rezone.

Commissioner Cone made a motion to go into Public Hearing for a SUP allowing a Microbrewery at 803 E Nash St; Commissioner Gwaltney seconded and the motion passed unanimously.

Antonio Toney asked about his public hearing for the Conditional Use Permit. He was told the meeting was at 6:30. He said he was told it was at 7. The Clerk said that the town would have to readvertise and it would be the following month.

Pamela and Ryan Pursel asked the board to consider granting a Special Use Permit so that they could open a microbrewery at 803 E Nash St. They said that they would run a family friendly environment and planned on doing Harvest Host which would allow a maximum of two RVs to park overnight at the establishment. Lastly, they said that NCDOT would grant them a driveway permit if they were approved and closed on the property.

Commissioner Cone made a motion to close the Public Hearing; Commissioner Lucas seconded and the motion passed.

Commissioner Cone made a motion to approve the Special Use Permit with opening and closing times set at 10am to 1am seven days a week; Commissioner Gwaltney seconded and the motion passed unanimously.

Commissioner Gwaltney made a motion to set the meeting for Walnut Phase 2 annexation for September 5<sup>th</sup>; Commissioner Jefferys seconded and the motion passed.

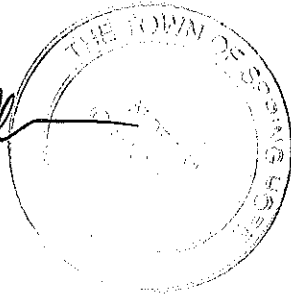
Police Chiefs Report

Chief Gant said that the department had 60 calls for service, 63 Vehicle stops and 128 security checks.

Commissioner Cone made a motion to adjourn; Commissioner Gwaltney seconded and the motion passed unanimously.

Submitted

*Michael C. Cone*



Attest

*John R. Frost*